

CITY OF NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, September 25, 2014 at 7:00 PM
City Hall Conference Room,
211 Main Avenue North, North Bend, WA 98045

Please Note: A complete audio recording of this meeting is available on the City of North Bend website, www.northbendwa.gov, under: Government - Boards & Commissions - Planning Commission - Meeting Audio

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Planning Commissioners present: Gary Fancher, Jim Luckey, Rob McFarland (Chair), and Dick Ryon. Elizabeth Gildersleeve, Brenden Elwood, and Curtis von Trapp were unable to attend, and have been excused from tonight's meeting. City Staff present: Gina Estep, Community & Economic Development Director

AGENDA ITEM #2: Approval of September 11, 2014 Minutes

The September 11, 2014 Minutes were Approved, 4:0.

AGENDA ITEM #3: Public Comment on Non Agenda Items (Limited to 3 Minutes per Person)

At 0 minutes, 37 seconds Travis Bridgman, 713 Ogle Ave. NE, North Bend, WA, spoke.

AGENDA ITEM #4: Comprehensive Plan Amendments Schedule Update (to be provided at the meeting)

Gina Estep briefed the Commissioners and guests on the schedule for the Comprehensive Plan Update, and distributed to the Commissioners a written schedule. There was discussion between the Commissioners and Ms. Estep, including questions and answers, on the Comprehensive Plan Amendment Update schedule.

Chair McFarland asked if anyone from the public would like to comment on this Agenda Item. No one so spoke.

AGENDA ITEM #5: Comprehensive Plan Land Use Element – Residential Land Use and Zoning Amendments Exercise

Ms. Estep led the Commissioners in an exercise on Residential Land Use and Zoning Amendments. The exercise included allowing each Commissioner one zoning topic or issue to address.

Chair McFarland asked if anyone from the public would like to comment on this Agenda Item.

At 11 minutes, 20 seconds Travis Bridgman, 713 Ogle Ave. NE, North Bend, WA, spoke.

Ms. Estep briefed the Commissioners and guests on the various Residential Zones within the City of North Bend.

The Commissioners and Ms. Estep began the Zoning Exercise. During the exercise, there was an open and free-flowing discussion, including questions and answers, between Ms. Estep and the Commissioners.

Addendum: Attendee Staff Notes of Zoning suggestions by the Planning Commissioners can be found at the end of this document.

After the Zoning Exercise was complete, there was discussion between the Commissioners and Ms. Estep on possible solutions to the Zoning suggestions made by the Commissioners.

1 **ADJOURNMENT**

2 The meeting was adjourned at 8:59 PM.

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4 **NEXT PLANNING COMMISSION MEETING:**

5 The next Planning Commission meeting will be held October 9, 2014 at the City Hall Conference Room.

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7 ATTEST:

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10 _____
11 Rob McFarland, Chair

Gina Estep, City of North Bend

ADDENDUM: Notes taken by participant Gina Estep during the Zoning Exercise

Dick Ryon put his dot on the property south of the freeway, specifically the residential property, however conservation related to all property south of I-90. Commissioner Ryon said he is taking a stand on any high density south of the freeway. Commissioner Ryon feels the zoning south of the freeway should be larger 5 acre lots. Commissioner Ryon felt the Forster Woods neighborhood was not a good idea to be placed up against a working forest. Commissioner Ryon also felt the IMU zoned property south of the freeway should not be zoned commercial. Commissioner Ryon stated that commercial and 4 dwelling units per acre or denser should not be located south of the freeway.

Commissioner Ryon's proposed solutions:

- Change the currently zoned LDR property to 1 acre lots minimum.
- Change the currently zoned HDR overlay to public property.
- Change the currently zoned IMU overlay to public property.
- Limit the intensity.

Jim Lucky 1 – Silver Creek area. The trail is providing a stop gap between Downtown Commercial and the LDR zone in Silver Creek. Density should be focused in and near the downtown area and the DC zone should be extended. Thrasher Avenue westerly to the trail (trail to trail).

Jim Lucky 2 – Everything in the HDR in the Downtown including the Overlay Zone. Commissioner Luckey feels this should be treated all the same. Possibly all DC and eliminate HDR and the overlay zone. Commissioner Luckey said he would also include the LDR zone west of Bendigo to S. Fork Avenue (Gardner Creek neighborhood).

Commissioner Luckey proposed solutions 1 & 2:

- Commissioner Luckey would like to see the Silver Creek area, the HDR zone, Thrasher Avenue and the properties south of North Bend Way and Cedar Falls by round-about property to become DC zoned.

Gary Fancher 1 – Maloney Grove Avenue area. Commissioner Fancher articulated we do not have good street connectivity in this area. Commissioner Fancher suggested the need for a road connection from 432nd to Maloney Grove Avenue SE. Commissioner Fancher suggested a neighborhood commercial zone should be placed in this location.

- Commissioner Fancher Solution for 1 – Allow for some neighborhood business along with the connectivity of the road.

Gary Fancher 2 – 140th Street in the Tanner Annexation area. Commissioner Fancher believes we should consider rezoning the properties that face 140th from 436th to North Bend Way on 140th Ave.

- Commissioner Fancher Solution for (2) – Implement a new zone that would result in larger residential lots that reflect the residential lots that are currently built south of 140th.

Gary Fancher 3 – East North Bend Way and Stilson Ave. SE where it is zoned Cottage. Commissioner Fancher felt this area's highest and best use might better be higher density condominium/townhome, for example. Commissioner Fancher would like to see 3 to 4 story mixed use neighborhood services businesses in that zone.

- Commissioner Fancher Solution for 3 – Multifamily zoning and/or mixed use with ground floor commercial/services and up to 3 stories of residential, so 4 stories high.

Gary Fancher 4 – Wood River are ¾ acre lots so we should zone them to reflect their actual lot sizes.

Rob McFarland – His dot went across the entire zoning map. Chair McFarland asked does it make sense to apply dwelling unit per acre verses lot size drive the density.

- 1 - Chair McFarland Solution: no longer reference Dwelling Units because there is a disconnect from the DU
- 2 and the actual DU that will be yielded once Bulk and Dimensional standards are considered.